

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 037-07 1842 OVERLOOK LANE MODIFICATION MAY 9, 2007

APPLICATION OF BRYAN POLLARD FOR GREG KRUEGER, 1842 OVERLOOK LANE, APN 015-094-018, E-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2007-00104)

The 10,060 square foot, project site is located on the corner of Overlook Lane and La Vista Grande. Current development on site consists of a 1,240 square foot, single-family residence and garage. The proposed project involves a remodel, alterations to existing, non-conforming portions of the residence, 589 square feet of first floor additions, a new patio, front porch, and deck. The discretionary applications required for this project are Modifications to permit window alterations, and a deck, patio, and front porch to be located within both required front yard setbacks, and for the addition to be located within the required open yard area (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and one person appeared to express concern thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, May 2, 2007.
- 2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved the project making the findings that the Modifications are consistent with the purposes and intent of the Zoning Ordinance and are necessary to secure appropriate improvements, as the deck and yard area is provided for outdoor enjoyment in an area that is directly accessible from the residence, and the improvements in the setback are minor changes to the existing structures, and the conforming open yard area is limited due to the two front yards and the irregular shaped lot. Said approval is subject to the conditions that: 1) The second driveway, located off of La Vista Grande is removed. 2) The wall/hedge height along Overlook Lane and the legal driveway is reduced and maintained at a maximum height of 3 ½ feet.

This motion was passed and adopted on the 9th day of May 9, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

Staff Hearing Officer Resolution No. 037–07 1842 Overlook Lane May 9, 2007 Page 2

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

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PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 3. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 4. <u>NOTICE OF APPROVAL TIME LIMITS</u>: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has not been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.